

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

1/77-79 CEDAR STREET THOMASTOWN VIC 3074

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$700,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$731,000

Property type

House

Suburb

Thomastown

Period-from

01 Oct 2024

to

30 Sep 2025

Source

Cotality

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

1/108 MESSMATE STREET LALOR VIC 3075	\$701,000	31-May-25
3/12 CUTLER COURT LALOR VIC 3075	\$750,000	04-Oct-25
1/44 CEDAR STREET THOMASTOWN VIC 3074	\$705,000	19-Jul-25

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 08 October 2025

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1/108 MESSMATE STREET LALOR VIC 3075 Sold Price \$701,000 Sold Date 31-May-25
Distance 0.69km

3 2 2



3/12 CUTLER COURT LALOR VIC 3075 Sold Price ^{RS}\$750,000 Sold Date 04-Oct-25
Distance 1.82km

3 2 1



1/44 CEDAR STREET THOMASTOWN VIC 3074 Sold Price \$705,000 Sold Date 19-Jul-25
Distance 0.29km

3 2 1

RS = Recent sale UN = Undisclosed Sale

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